

Key: 8882

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.078

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BANDY JOSEPH S PO BOX 436 POCASSET, MA 02559				42.2-21-0				16 MURVAL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BANDY JOSEPH S				05/18/2020	F	1	32913-198				
BANDY JOSEPH S & TERESA				10/31/2000	F	1	13331-59				
BANDY JOSEPH S &				06/02/1995	QS	232,000	9695-320				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

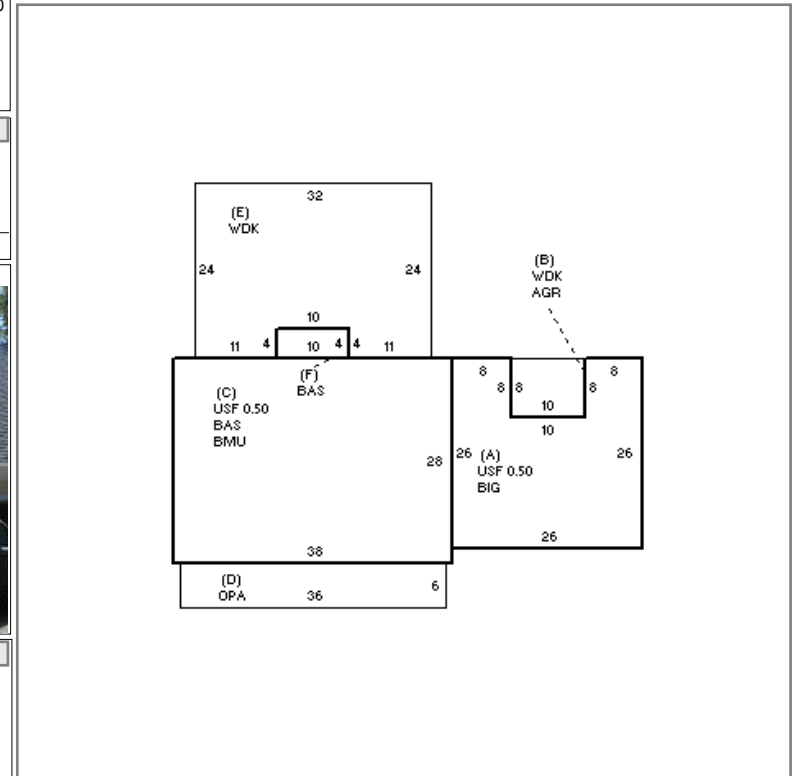
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	40,000	11	1.00	100	1.00	100	1.00	589,250	1.00	A	1.00	BA+ 2.50	540,980
300	A	0.202	11	1.00	100	1.00	100	1.00	40,750	1.00	A	1.00	BA+ 2.50	8,230

TOTAL	1.120 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE		LAND	549,200	427,700		
Infl1	AVG		BUILDING	394,700	349,300			
N_Index	AVG		DETACHED	1,500	1,400			
				OTHER	0	0		
				TOTAL	945,400	778,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10X12		120	16.42	1,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/10/2008	JH
MODEL	1		RESIDENTIAL	LIST	9/10/2008	JH
STYLE	4	1.05	CAPE [100%]	REVIEW	9/12/2008	KEO
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1986	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	493,396	
NET AREA	1,934	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	596		87.31	52,034	CONDITION ELEM	CD	
\$NLA(RCN)	\$255	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	830	1986	119.87	99,494	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	80		95.46	7,637	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BMU	N	BSMT UNFINISHED	1,064		40.60	43,204	KITCHEN	G	
				FLOOR COVER	13	HARDWOOD-W/W	1.00	D	OPA	N	OPEN PORCH	216		65.53	14,155	BATHS	A	
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	808		23.79	19,218	HEAT	A	
				HEATING/COOLING	1	FORCED AIR	1.00	+	BAS	L	BASE AREA	1,104	1986	213.76	235,989	ELECT	A	
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		9,809.00	9,809			
				USE	0		1.00		FIX	O	XTRA FIXTURES	5		2,371.36	11,857			
																	EFF.YR/AGE	1999 / 23
																	COND	20 20 %
																	FUNC	0
																	ECON	0
																	DEPR	20 % GD 80
																	RCNLD	\$394,700